University Villages - Marina, California **March 2006**

PUBLIC NOTICE AND FACT SHEET

Marina Community Partners Announces Public Comment Period on Site Cleanup

Introduction

Marina Community Partners (MCP) has prepared this fact sheet to present cleanup alternatives for soil contaminated with lead within certain parcels at Fort Ord, the former U.S. Army training facility in Marina, California. The property was previously owned by the U.S. Army and has been transferred under an Economic Development Conveyance to the City of Marina Redevelopment Agency for subsequent sale to Marina Community Partners.

The Site is approximately 290 acres and the planned development is Mixed Land Use including a variety of residential single family and mutli family homes, commercial, retail, office, university, public facilities, institutional, open space and recreational facilities.

This fact sheet describes the contamination present at the Site, specific goals for cleanup, and evaluation of alternative methods to achieve these goals. This information is presented in detail in the Removal Action Workplan for Soil Impacted by Lead-Based Paint West and North University Villages, Former Fort Ord January 31, 2006 (RAW), which is now available for public review and comment.

The purpose of the RAW is to describe the procedures for the removal of soil from the perimeter of buildings at the Site that had been impacted by lead-based paint (LBP). The regulatory authority for the asbestos abatement and demolition of these structures, which is a separate project, is the Monterey Bay Unified Air Pollution Control District.

Site Description

The portion of the former Fort Ord that is the subject of this RAW is adjacent to Highway 1 and the California State University Monterey Bay campus. Approximately 570 structures occupied this portion of the installation. Most of the structures were built to a few standard design types, and consist of very similar

PUBLIC COMMENT PERIOD

Marina Community Partners (MCP) and the Department of Toxic Substances Control (DTSC) are seeking public comment on the proposed cleanup plan, "DRAFT Removal Action Work Plan (RAW) for Soil Impacted by Lead-Based Paint on the University Villages parcels of the Former Fort Ord, Marina, California", dated January 31, 2006 and associated Notice of Exemption (NOE) for the University Village site cleanup prior to its final decision.

MCP and the DTSC will hold a 30-day public comment period, which begins:

March 22, 2006,
And will run through
April 22, 2006

MCP and the DTSC encourage all interested parties to comment or ask questions. Written comments must be postmarked by April 22, 2006 and can be mailed to:

Bob Schaffer
Marina Community Partners
100 12th Street, Building 2862
Marina, CA 93933
at (831)334-0388/ bob.schaffer@sheahomes.com

Theresa McGarry, Project Officer
DTSC
8800 Cal Center Drive
Sacramento, CA 95826
at (916)255-3664/ TMcgarry@dtsc.ca.gov,

At the close of the comment period MCP and DTSC will consider all public comments prior to making a final decision.

one- and two-story wood-frame buildings ranging in area from approximately 750 to 2,250 square feet (ft^2).

These buildings are generally surrounded by soil on three to four sides, with varying amounts of vegetation. Approximately 526 of these structures have bare soil surrounding the buildings. However, the ground surface around the balance of the structures is entirely asphalt or concrete pavement.

Other buildings at the Site that do not conform to one of the standard designs are from one to three stories high and range from small outbuildings with areas less than 200 ft^2 to large structures with areas up to approximately 27,000 ft^2. These buildings consist of various construction types, including wood and steel frames, corrugated steel, and masonry (e.g., brick, cinder-block, or concrete).

The presence of lead in soil is proposed to be addressed before residential (or commercial) development takes place.

Background

In 2005, MCP prepared a Sampling and Analysis Plan for Lead-Based Paint Impacts to Soil (SAP; Northgate, 2005) to describe the methods and procedures for collecting and analyzing soil samples, and evaluating the results. The proposed sampling was to generate data to supplement previous investigations conducted by the Army in other areas of the base.

Soil samples were collected to obtain a depth profile of lead concentrations in soil around buildings with the highest concentrations of lead reported from the pre-demolition sampling.

The concentrations of lead in the 54 composite samples collected adjacent to buildings ranged from 43 mg/kg to 1,700 mg/kg.

Site Cleanup

Soils will be cleaned up to an average lead concentration of 203 mg/kg, safe for residential uses. The same criteria were used for the East Garrison area of the former Fort Ord.

Evaluation of the Alternatives

To achieve the identified cleanup goals, the draft Removal Action Workplan (RAW) evaluated four alternatives as described below.

Alternative 1 - No Action Alternative. Under this alternative no removal actions would be implemented at the site and property usage would be restricted. DTSC requires evaluation of this alternative to establish a baseline against which all other alternatives can be compared.

Alternative 2 - Capping with Institutional Controls. This alternative involves placing a cover (barrier) over the affected soil. The cap would be designed to isolate the affected soil and minimize or prevent exposure to hazardous chemicals in site soil. To maintain the cap and regulate intrusive activities following installation of the cap, institutional controls in the form of deed notifications and/or restrictions would be implemented in combination with installation of the cap.

Alternative 3 - Excavation and Off-site Disposal. Excavation and off-site disposal would include removal of soils with concentrations in excess of cleanup levels. The soils would be disposed of at an appropriate hazardous waste landfill (Class 1 or 2).

Alternative 4 - Excavation, Treatment Reuse and/or Disposal. Excavation, treatment and reuse would include excavation of soils with concentrations exceeding cleanup levels. The excavated soils would be screened to remove oversize materials and debris. Screened materials would be sampled to determine reuse options or disposal requirements. Soil containing materials less than the cleanup goals would be backfilled in designated areas on site. The soil material, which contains concentrations greater than hazardous waste levels, would be treated on-site and disposed of at an appropriate landfill.

The alternatives were evaluated based on effectiveness, ease of implementation and cost. The goal of the removal action is to complete the construction at the site in a manner that is protective of the public health and the environment, by preventing contact with the soil.

Based on the results of the evaluation of each alternative, Alternative 3 is the most cost-effective

and implementable alternative that provides both short term and long-term protection of human health and the environment. Therefore, Alternative 3 is recommended.

Proposed Cleanup Method

Alternative 3, which includes the excavation and off-site disposal, of approximately 7,900 cubic yards of lead impacted soil is the recommended removal action for the Site. This process will include soil removal by excavation, collection and analysis of confirmation samples from the excavation, soil management and waste characterization, transportation and offsite disposal, and submittal of a report to the DTSC documenting the results of the removal action.

If approved, a general contractor would implement the work in accordance with a site-specific health and safety plan. The health and safety plan would comply with both state and federal regulations designed to protect the health and safety of construction workers and the public during implementation of the alternative.

Implementation of Cleanup Plan

Work at the site is scheduled to begin after public comments are considered and a final cleanup decision has been made. The work would be completed within approximately two months following the demolition of the structures.

Contractors will take steps to control dust during construction, including but not limited to the water wetting of work areas, stockpiles and roadways, so that neither workers nor nearby residents would be exposed to potentially lead-contaminated dust. Real time air monitoring will be used during cleanup until dust control methods have been proven to be effective and protective for all individual work tasks.

The soil will be hauled off-site over a period of 3 years depending of the phasing of the development. There will be only 10-15 actual days of off-site hauling and all wastes will be transported in fully tarped trailers. After the loading, tarping and manifesting (listing of cargo, including hazardous waste cargo) of the trucks containing the lead impacted soils, the trucks will use internal streets within University Village until turning west on Imjun Parkway, then turning north on State Highway 1, then east on State Highway 152 until reaching State Highway 101.

Trucks containing non-hazardous soils will continue heading north on State Highway 101, then north again on Interstate 680, then east on Interstate 580 until reaching the exit for the Altamont Landfill.

Trucks containing hazardous soils will continue on State Highway 152, then turn south on Interstate 5 until reaching the exit for Chemical Waste Management. The specific routes are detailed in the RAW.

Daily work hours are anticipated to be limited to 7 a.m. to 5 p.m.

CEQA

In accordance with the California Environmental Quality Act (CEQA), DTSC evaluated the project to determine potential environmental impacts of the proposed cleanup plan. DTSC found that the proposed cleanup plan would improve environmental quality and therefore have no negative impacts. DTSC plans to issue a Notice of Exemption to CEQA for this project.

For More Information

The draft RAW and proposed Notice of Exemption is available for public review at the following locations:

DTSC
8800 Cal Center Drive
Sacramento, CA 95826
(916) 255-3664
www.dtsc.ca.gov
Please call for an appointment

Seaside Public Library
550 Harcourt Avenue
Seaside, CA 93955
(831) 899-2537

Fort Ord BRAC Office
Community Relations Office
Building 4463 Gigling Road, Room 101

(Former Fort Ord)

Seaside, California
831-393-1284

Cal State University – Monterey Bay
100 Campus Center, Building 12
Seaside, CA 95955
(831) 582-3883

http://www.marinauniversityvillages.com
If you have any questions or would like to more information, please contact:

Mr. Bob Schaffer, MCP at (831)334-0388/ bob.schaffer@sheahomes.com

Ms. Theresa McGarry, DTSC Project Officer at (916) 255-3664/ TMcgarry@dtsc.ca.gov

Ms. Kris Escarda, DTSC Public Participation Specialist at (916) 255-6683 or 1-866-495-5651/ KEscarda@dtsc.ca.gov.

For Media Inquiries, contact Carol Singleton, DTSC Public Information Officer at (916) 255-6578 / CSinglet@dtsc.ca.gov